

Alcoy Road PUD

Written Description

May 23, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 002183-0100, 002183-0050, 002215-0000 & 002215-0010
- B. Current Land Use Designation: RR
- C. Proposed Land Use Designation: MDR
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant proposes to rezone approximately 19.07 acres of property located in the southeast quadrant of the intersection of Normandy Boulevard and Alcoy Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (the “PUD”) zoning district is being sought to provide for the development of the Property with townhomes with a common scheme of development, as shown on the PUD Conceptual Site Plan dated May 22, 2024 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with townhomes is consistent and compatible with the surrounding area. The 14.95-acre property located 350 feet to the east of the subject Property (i.e., RE # 002185-0000) was approved for 240 multi-family apartment units pursuant to Ordinance 2023-0224-E. Given its location, development of the Property with townhomes would be appropriate to support the adjacent commercial zoning (CCG-1) and the abundance of uses in the Cecil Business Park PUD adopted pursuant to Ordinance 1997-1064-E, which surrounds the Property on the southern, eastern and western sides. The proposed development would provide more variety in housing opportunities to employees at the growing industrial and commercial uses in the area, and would provide a good transition between the single family uses to the north and the more intense uses to the south.

The Property lies within the Rural Residential (RR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Medium Density Residential (MDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU	PUD	Industrial, Vacant
East	CGC, MU	CCG-1, PUD	Vacant
North	RR	RR	Commercial, Single Family Residential, Mobile Homes
West	MU	PUD	Pond, Industrial

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the MDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed twenty (20) dwelling units per acre.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. Cottages.
 - d. Townhomes subject to Section 656.414 of the Zoning Code.
 - e. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- f. Housing for the elderly.
 - g. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - h. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - i. Mail center.
 - j. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - k. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
 - l. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed herein as permitted uses) and permissible by exception in the RMD-D zoning district.
3. *Lot requirements.*

a. Townhomes.

The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property.

b. Overall buffers.

Pursuant to the Industrial Preservation Map within the Map Series of the 2045 Comprehensive Plan, the Property is within the Industrial Sanctuary overlay. Consequently, the Property would otherwise be subject to the Industrial Sanctuary overlay zone buffer requirements in Section 656.399.45 of the Zoning Code. However, subsection 656.399.45(a) provides: The buffer requirements of this Section which apply to the above-referenced districts shall apply to those portions of a Planned Unit Development district which are devoted to uses permitted in these respective districts, *unless specifically provided otherwise in the written description of the intended plan of development.*

As such, the buffers outlined below will govern development on the Property. The below requirements shall be applied to the entire PUD site as a whole from the overall Property boundaries.

- i. Required buffer along the northern boundary of the PUD: twenty (20) feet.
- ii. Required buffer along the southern boundary of the PUD: twenty (20) feet.
- iii. Required buffer along the eastern boundary of the PUD: twenty (20) feet.
- iv. Required buffer along the western boundary of the PUD: twenty (20) feet.

The buffer areas may consist of passive recreation, underground utilities, off-street parking spaces and parking garages, roadways, sidewalks, any required building/structure setbacks, stormwater retention ponds and facilities, landscaping, landscape easements, yards of lots within the PUD, visual screening, wetlands and other conservation lands.

D. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

Active recreation on the Property will be provided pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420(d) of the Zoning Code.

B. Access

Access will be provided as shown on the Site Plan via Alcoy Road. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

C. Phasing

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

D. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

E. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-D zoning district.

F. Landscaping and Tree Protection

Subject to Section III.C.3.b of this Written Description, landscaping and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection Regulations).

G. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

H. Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2024), except that no guest parking spaces shall be required for townhomes with 2-car garages. The development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes with 2-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.

I. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

J. Utilities

Electric power, water and sewer will be provided by JEA.

K. Pre-application Conference

A pre-application conference was held regarding this application on February 29, 2024.

V. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with townhomes with a common scheme of development. One significant reason this PUD is being sought is to be able to deviate from the Industrial Sanctuary overlay zone buffer requirements in Section 656.399.45 of the Zoning Code, as detailed in Section III.C.3.b of this Written Description. As described in greater detail above, this type of development at this location is needed to provide adequate housing choices and opportunities for residents and employees in this area of the City. The Industrial Sanctuary overlay zone buffer requirements would otherwise render the Property unusable. Further, the Industrial Sanctuary overlay zone buffer requirements at this location are not necessary as Alcoy Road (additional buffer) runs along the western border of the Property and much of the land abutting the Property on the southern and eastern boundaries is vacant.

VI. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the owner and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides for site-specific buffering requirements; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted uses on the property, as compared to those uses permitted in the RMD zoning districts. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Permitted Uses:	Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D). (1) Single-family dwellings. (2) Multiple-family dwellings (RMD-B,	1. Single-family dwellings. 2. Multiple-family dwellings. 3. Cottages. 4. Townhomes subject to Section 656.414 of the Zoning Code. 5. Home occupations meeting the	To allow for development of the Property with residential uses.

	<p>RMD-C, and RMD-D Districts only).</p> <p>(3) Townhomes, subject to Section 656.414.</p> <p>(4) Housing for the elderly.</p> <p>(5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Cottages.</p>	<p>performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>6. Housing for the elderly.</p> <p>7. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>8. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.</p> <p>9. Mail center.</p> <p>10. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>11. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.</p> <p>12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p>	
<p>Guest Parking</p>	<p>Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.</p>	<p>This PUD requires no guest parking for townhome units with 2 car garages.</p>	<p>The development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes with 2-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.</p>

Buffer	See Part 12 of the Zoning Code.	<p>Pursuant to the Industrial Preservation Map within the Map Series of the 2045 Comprehensive Plan, the Property is within the Industrial Sanctuary overlay. Consequently, the Property would be subject to the Industrial Sanctuary overlay zone buffer requirements in Section 656.399.45 of the Zoning Code. However, subsection 656.399.45(a) provides: The buffer requirements of this Section which apply to the above-referenced districts shall apply to those portions of a Planned Unit Development district which are devoted to uses permitted in these respective districts, <i>unless specifically provided otherwise in the written description of the intended plan of development.</i></p> <p>As such, the buffers outlined below will govern development on the Property. The below requirements shall be applied to the entire PUD site as whole from the overall Property boundaries.</p> <ul style="list-style-type: none"> i. Required buffer along the northern boundary of the PUD: twenty (20) feet. ii. Required buffer along the southern boundary of the PUD: twenty (20) feet. iii. Required buffer along the eastern boundary of the PUD: twenty (20) feet. iv. Required buffer along the western boundary of the PUD: twenty (20) feet. <p>The buffer areas may consist of passive recreation, underground utilities, off-street parking spaces and parking garages, roadways, sidewalks, any required building/structure setbacks, stormwater retention ponds and facilities, landscaping, landscape easements, yards of lots within the PUD, visual screening, wetlands and other conservation lands.</p> <p>Subject to Section III.C.3.b of this Written Description, landscaping and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection Regulations).</p>	The Industrial Sanctuary overlay zone buffer requirements would otherwise render the Property unusable. Further, the Industrial Sanctuary overlay zone buffer requirements at this location are not necessary as Alcoy Road (additional buffer) runs along the western border of the Property and much of the land abutting the Property on the southern and eastern boundaries is vacant.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the owner in developing and marketing the Property.

VII. Names of Development Team

Developer: Atlee Development Group

Planner/Engineer: Kimley Horn

Architects: N/A

Agent: Roger Towers, P.A.

VIII. Land Use Table

A Land Use Table is attached hereto as Exhibit “F.”

IX. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the MDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.